



LAND USE APPLICATION LAND PARTITION

FILE NUMBER: R22-001 Date Received: 4/18/22 Date Deemed Complete: 4/22/22

Applicant:

Name(s) City of Boardman

Address 200 City Center Circle P.O. Box 229
Boardman, OR 97818

Phone 541 481 9252 E-mail address kpettigrew@cityofboardman.com

Legal Owner: (if different from applicant)

Name(s) SAME

Address _____

Surveyor: Anderson Perry

Existing Property Description:

Township 4N Range 25 Section 9DB Tax Lot(s) 4600, 4900

Subdivision or Partition Plat BMCC Replat ; Knudson Commercial Park

Zoning Designation Commercial - Hwy Sub District (Tourist)

Physical Address _____

General Location Along NE Front, east of the Main Street
interchange

Public Road Access NE Front

Improvement Type and Condition of Road PAVED ; FAIR TO GOOD

Location of electric and telephone utilities on and adjacent to property

Is the property served by WEID NO

Description of Proposed Partition:

Number of new parcels proposed 2 (same ; relocation of property line)

For what use or uses is the parcel now used BMCC Building improvements / bare land

For what use or uses are the parcels intended Same / new commercial development

Are there any covenants, conditions, or restrictions in place or proposed? NO

If yes, submit a copy of restrictions or proposed restrictions N/A

Describe the topography of the land mostly flat

Is the land subject to flooding? no

Will any new access(es) be required? yes

Will there be any identifiable impacts on adjoining or area land uses, public services and facilities, and natural resource carrying capacities? If so, please explain:

none

Please submit with this application a proposed partition plot plan. The plan should show all accesses, existing and proposed; any easements that cross the property; location of any structures, present and proposed; all creeks, drainage or irrigation ditches and other water features; and topographical features that would affect the partition.

Signatures:

I (we), the undersigned, acknowledge that I/we am familiar with the standards and limitations set forth by the City of Boardman Development Code and Comprehensive Plan. I/we propose to meet all standards set forth by the City's Development Code and any applicable State and Federal regulations. I/we certify that the statements and information provided with this application are true and correct to the best of my knowledge.

Signed: Karen Pettigrew
Applicant

Applicant

City of Boardman
Legal Owner Karen Pettigrew, Manager

Legal Owner

If this application is not signed by the property owner a letter authorizing signature by the applicant must be attached.

Date: _____

Fee: _____

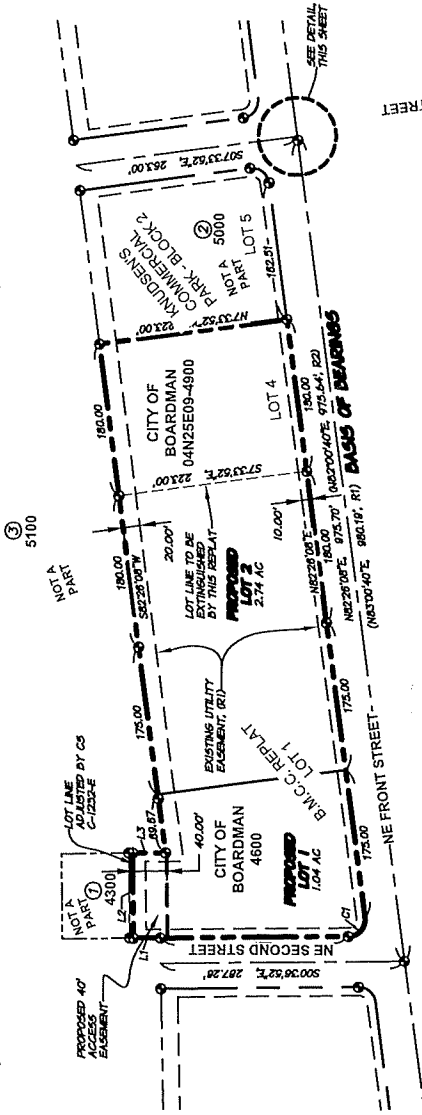
Special Land Partition Application Instructions to Owners of Land Receiving Water from an Irrigation

District: If you own land located within an Irrigation District, please contact the district prior to submitting your land partition application. The district may have special requirements which may affect your land partition. Oregon Revised Statute 92.090(6) requires Irrigation District review of all land partitions and subdivisions located within an Irrigation District. Compliance with district requirements will be made a condition of approval of your application.

City of Boardman Planning Department
P.O. Box 229, Boardman Oregon 97818
(541) 481-9252 FX: (541) 481-3244

TENTATIVE REPLAT OF BMCC REPLAT

THIS REPLAT IS A TENTATIVE REPLAT OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 22 EAST, WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON



LINE	BEARING	DISTANCE
L1	S73°41'42"E	31.73'
L2	S89°23'10"W	89.08'
L3	N0°35'32"W	35.67'

CURVE#	CHORD BEAR	CHORD DIST	RADIUS	LENGTH	DELTA
C1	S46°06'29"E	26.65'	20.00'	33.94'	86°57'23"

NE FRONT STREET - 4.46'
NE THIRD STREET - 4.46'
NE SECOND STREET - 4.46'

DETAIL
SCALE 1" = 10'

NE FRONT STREET - 4.46'
NE THIRD STREET - 4.46'
NE SECOND STREET - 4.46'

LEGEND
● FOUND MONUMENT
--- CITY OF BOARDMAN PROPERTY LINES
--- ADJACENT PROPERTY LINES
--- EXISTING EASEMENT LINES
--- EXISTING RIGHT OF WAY CENTERLINE
--- EXISTING RIGHT OF WAY

WORTH MAP
NOT TO SCALE

NOT TO SCALE

REF. NO.	FOLDER	SURVEY
R1	1878-0004	HANSEN'S FIRST ADDITION TO BOARDMAN
R2	1880-0001	KNUDSEN'S COMMERCIAL PARK
R3	FOLDER 0444	0378C
R4	FOLDER 0582	0768D
R5	FOLDER 0580	0181D
R6	FOLDER 0840	1067C
R7	FOLDER 1008	1232C
R8	FOLDER 1008	1234C
R9	FOLDER 1019	1245C
R10	FOLDER 1008	1250C
R11	FOLDER 1008	1260C
R12	FOLDER 1232	BK 2, PG 6
R13	FOLDER 1234	BK 2, PG 16
R14	FOLDER 1385	1385D
R15	FOLDER 1532	1532C
R16	FOLDER 1778	2014-1778C
R17	FOLDER 1930	2021-1930C

REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
EXPIRES: 12/31/2008
ANDERSON PERRY & ASSOCIATES, INC.
PO BOX 1107
LA GRANDE, OR 97630
PH # 541-963-4309

SCALE IN FEET - HORIZ.
100 0 100 200 300

TENTATIVE REPLAT OF BMCC REPLAT
LOCATED IN THE SE 1/4 OF SECTION 9
T4N, R22E, W1M, CITY OF BOARDMAN, MORROW COUNTY, OREGON
CITY OF BOARDMAN
SCALE: 1" = 100'
DATE: MAR. 21, 2022
SHEET: 1/1
ANDERSON PERRY & ASSOCIATES, INC.
439-73 (060)

ADJACENT PROPERTY OWNERSHIP

- STEVEN M. & DIANA L. MCELROY - 4N25E0908 #4300
- CITY OF BOARDMAN - 4N25E0908 #5000
- OUR LADY OF GUADALUPE CATHOLIC CHURCH - 4N25E0908 #5100

- NOTES:**
- PROPERTY TO BE PARTITIONED IS LOCATED WITHIN THE CITY OF BOARDMAN, MORROW COUNTY, OREGON. IT CONTAINS APPROXIMATELY 3.79 ACRES.
 - THIS PROPERTY IS ZONED COMMERCIAL - HWY SUB DISTRICT.
 - THIS PARTITION IS LOCATED WITHIN THE BOUNDARIES OF THE CITY OF BOARDMAN FIRE PROTECTION DISTRICT.
 - THIS PARTITION IS LOCATED WITHIN THE BOUNDARIES OF THE MORROW COUNTY SCHOOL DISTRICT.
 - THIS PROPOSED REPLAT IS LOCATED IN OTHER AREAS - FLOOD ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD. REFER TO FEMA FLOOD INSURANCE RATE MAP, (FIRM) 4104001500L, EFFECTIVE DATE DECEMBER 13, 2007.
 - THIS REPLAT IS BEING DONE AT THE REQUEST OF THE CITY OF BOARDMAN FOR THE PURPOSE OF RECONFIGURING LOT 1 OF BMCC REPLAT AND LOT 4, BLOCK 2 OF KNUDSEN'S COMMERCIAL PARK.